

# UNOFFICIAL COPY

TRUST DEED  
SECOND MORTGAGE FORM (Illinois)

JANUARY, 1965

GEORGE & COLE  
LEGAL FORMS

24593497

THIS INDENTURE, WITNESSETH, That Andres R. Garza and Dolores V. Garza, his wife  
 (hereinafter called the Grantor), of the City of Chicago County of Cook  
 and State of Illinois, for and in consideration of the sum of  
Five thousand two hundred sixty-seven and 35/100 Dollars  
 in hand paid, CONVEY AND WARRANT to The Des Plaines Bank  
 of the City of Des Plaines County of Cook and State of Illinois  
 and to his successors in trust hereinafter named, for the purpose of securing performance of the covenants and agreements herein, the fol-  
 lowing described real estate, with the improvements thereon, including all heating, air conditioning, gas and plumbing apparatus and fixtures,  
 and everything appurtenant thereto, together with all rents, issues and profits of said premises, situated in the City  
 of Chicago County of Cook and State of Illinois, to-wit:

Lot 30 in Block 1 of Pickett's second addition to Chicago, being all of Lot 4 in Assessor's Subdivision of unsubdivided lands in the West- 1/4 of the Northeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois \*\*\*

24593497

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

IN TRUST, nevertheless, for the purpose of securing performance of the covenants and agreements herein.

WHEREAS, The Grantor Andres R. Garza and Dolores V. Garza justly indebted upon a certain principal promissory note bearing even date herewith, payable

in 48 consecutive installments of \$109.64

THE GRANTOR covenants and agrees as follows: (1) To pay said indebtedness, and the interest thereon, as herein and in said note or notes provided, or according to any agreement extending time of payment; (2) to pay prior to the first day of June in each year, all taxes and assessments against said premises, and on demand to exhibit receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waste to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on such premises insured in companies to be selected by the grantee herein, who is hereby authorized to place such insurance in companies acceptable to the holder of the first mortgage indebtedness, with loss clause attached payable first, to the first Trustee or Mortgagee, and secondly to the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior incumbrances, and the interest thereon, at the time or times when the same shall become due and payable.

IN THE EVENT of failure so to insure, or pay taxes or assessments, or other prior incumbrances or the interest thereon when due, the grantee or the holder of said indebtedness, may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises or pay all prior incumbrances and the interest thereon from time to time; and any money so paid, the Grantor agrees to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent per annum shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements the whole of said indebtedness, including principal and all earned interest, shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach at seven per cent per annum shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the Grantor that all expenses and disbursements paid or incurred in behalf of plaintiff in connection with the foreclosure hereof—including reasonable attorney's fees, costs for documentary evidence, stenographer's charges, cost of procuring or compiling abstract showing the whole title of said premises embracing foreclosure deed—shall be paid by the Grantor, and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as such, may be a party, shall also be paid by the Grantor. All such expenses and disbursements shall be an additional lien upon said premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings; which proceeding, whether decree of sale shall have been entered or not, shall not be dismissed, nor release hereof given, until all such expenses and disbursements, and the costs of suit, including attorney's fees have been paid. The Grantor for the Grantor and for the heirs, executors, administrators and assigns of the Grantor waives all rights of possession of and income from, said premises pending such foreclosure proceedings, and agrees that upon the filing of any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the Grantor, appoint a receiver to take possession or charge of said premises with power to collect the rents, issues and profits of the said premises.

IN THE EVENT of the death, removal from said Cook County of the grantee, or of his resignation, refusal or failure to act, The Des Plaines Bank of said County is hereby appointed to be first successor in this trust, and if for any like cause said first successor fail or refuse to act, the person who shall then be the acting Recorder of Deeds of said County, hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed, the grantee or his successor in trust, shall release said premises to the party entitled, on receiving his reasonable charges.

Witness the hand and seal of the Grantor, this 15th day of August, 1978

Andres R. Garza (SEAL)  
Dolores V. Garza (SEAL)

This instrument was prepared by  
 Richard B. Gould, Attorney At Law  
 1100 W. Northwest Hwy., Mt. Prospect, IL 60056

UNOFFICIAL COPY

State of Illinois  
County of Cook

1978 AUG 22 AM 9 07

ss.

I, Michael G. Kappos

a Notary Public in and for said County, in the State aforesaid, Do hereby Certify that

Andres R. ~~Maliza and Dolores~~ V. Garza RECORDER *St. Joseph's*

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared ~~1978-22-73~~ ~~11 7 53~~ and ~~24593497~~ that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 15th day of August A. D. 1978

*Michael G. Kappos*  
Notary Public.



10<sup>00</sup>

Property of Cook County Clerk's Office

24593497



Box No. \_\_\_\_\_  
SECOND MORTGAGE  
Trust Deed

TO

This instrument was prepared by  
Richard B. J. and ALANAY AT LAW  
1100 W. Northside Ave. W. Prospect, IL 60068

THE DES PLAINES BANK  
1223 PEARSON ST.  
DES PLAINES, ILL. 60018

JAN 1980  
027,1800310

